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Planning Commission Date: February 11, 2004

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Staci Pereira

Public Hearing: Yes: X No:

Notices Mailed On: 1/30/04

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TITLE: **USE PERMIT AMENDMENT NO. UA2003-24 AND "S" ZONE APPROVAL AMENDMENT NO. SA2003-145**

Proposal: Request to modify an existing freestanding monument for Lifescan.

Location: 1000 Gibraltar Drive (APN: 86-42-026)

RECOMMENDATION: **Approval with conditions**

Applicant: Sign Classics, Attention: Ken Fisher, 1014 Timothy Drive, San Jose, CA 95133

Property Owner: Lifescan, Attention: George M. Lancos, 1000 Gibraltar Drive, Milpitas 95035

Previous Action(s): "S" Zone approval and amendments, use permit

Environmental Info: Exempt

General Plan Designation: Manufacturing and Warehousing

Present Zoning: Heavy Industrial "M2" District

Existing Land Use: Industrial Business Park

Agenda Sent To: Applicant and owner (both noted above)

Attachments: Plans

PJ No. 2363

BACKGROUND

In 1986, Lifescan acquired the subject site, which was developed with two buildings (Buildings 1 and 2). In 1990, the Planning Commission approved an "S" Zone Application to construct a third building (Building 3). Subsequent approvals were obtained in 1992 to subdivide the property into two lots, which later in 1994, were merged back into one lot. On June 26, 1996, the Planning Commission approved an expansion to the existing parking lot area. The following year, they reviewed a request for a roof screen interpretation. On July 12, 2000, the Planning Commission reviewed a request to remove 19 trees along the S. Milpitas Blvd. frontage, however, only 5 were approved for removal.

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Three monument signs (M1, M2 and M3) were approved on June 13, 1990. More recently, on August 15, 2003, the Planning Commission subcommittee approved the replacement of two of the three monument signs (M2 and M3) which were under 6-feet in height.

Site Description

The subject site is approximately 30 acres and is located on the east side of Gibraltar Drive in the southwest corner. The parcel has frontage on both Gibraltar Drive and South Milpitas Boulevard, with Montague Expressway to the south and East Calaveras Boulevard to the north. The property is zoned Heavy Industrial (M2), as is the larger surrounding area.

The majority of the site is developed with four buildings and parking areas. A portion of the property that is not developed is being held in reserve for future expansion. The subject sign is one of three and is located on the east side of Gibraltar Drive near the southwest corner of the parcel.

THE APPLICATION

The Use Permit Amendment application is submitted pursuant to Chapter 30, Section 3.03 (c) (Freestanding signs up to six feet in height) and Chapter 10, Section 57.00 (Conditional Use Permits) and the "S" Zone Approval Amendment is pursuant to Chapter 10, Section 42.10 of the Milpitas Zoning Ordinance.

Project Description

The applicant requests to modify the existing monument sign on the west side of the property on Gibraltar Drive. The existing concrete base will be retained and the sign face will be removed. The new sign would two-sided and comprised of a 4'(h) x 8'(l) x 2'(w) aluminum frame box that would be powder coated in white (baked paint). The Lifescan logo would be silk screened in red and blue ink and the campus address would be at the bottom left-hand corner in gray on both sign faces. The sign unit would be mounted onto the existing base that is 1'2" high with fluorescent uplights in the landscape area on both sign faces. The overall height of the sign, including the base and the landscape mound upon which it sits, as measured from the top of the curb would be 6'11".

Conformance with the General Plan

The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the sign serves to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Heavy Industrial area.

Conformance with the Zoning Ordinance

The project complies with the Zoning Ordinance in that it is well under the 35-foot maximum height of structures permitted in the Heavy Industrial District.

Conformance with the Sign Ordinance

The site has approximately 3,131 lineal feet of street frontage along Gibraltar Drive and S. Milpitas Blvd. Per the Sign Ordinance, Section 3.03 (Freestanding Signs), which allows one (1)

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freestanding sign for each individual parcel's public street frontage, the parcel is permitted 10 freestanding signs. Additionally, to determine maximum height for freestanding signs, one (1) foot of height, to a maximum of 25 feet for each eight (8) feet of public street frontage is allowed. Thus, the height of the proposed monument sign is in conformance with the sign ordinance, which would allow 10 freestanding sign up to 25 feet tall if deemed appropriate through a use permit process.

Based on 3,131 lineal feet of street frontage, the total signage permitted for the site is 1,565 square feet. There are currently no signs on the building other than the building numbers adhered to the glass window of each buildings entrance. The proposed modification to the existing monument is well within this allotted sign area. The total signage for the site is noted in the table immediately below.

Signage Type	Signage Area (sf)
Existing Building Signage (Bldgs. 1-4)	0
Approved Monument Signs (M2 & M3)*	128
Proposed Monument Sign (M1)*	64
Total Signage	192

*Both sign faces on each monument sign are included in the total sign area since the width between the sign faces is 24 inches or greater.

Conformance with the "S" Zone Combining District

The project complies with the "S" Zone Combining District in that the proposed modifications to the monument sign are attractive and harmonious with the subject building and match the recently approved modifications to the two other monument signs (M2 and M3) on the site, in terms of materials colors and height. In addition, the materials used are durable and result in a high quality finish. Staff concludes that no adverse visual impacts would result from the proposed project.

Community Impact

Staff concludes that the project, as conditioned, will meet the requirements as set forth within the City of Milpitas regulations and will not create a negative community impact. The monument sign is compatible with signs in the Heavy Industrial District and it will house corporate logos and colors that are used elsewhere on the site, specifically building and monument signs. In addition, the exterior uplighting is not anticipated to create any glare. Because the sign location is amidst industrial uses, it is not expected to have any impact on residential uses.

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 ("Accessory Structures – On-premises Signs") of the California Environmental Quality Act (CEQA) Guidelines.

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RECOMMENDATION

Close the Public Hearing. Approve Use Permit Amendment No. UA2003-24 and "S" Zone Approval Amendment No. SA2003-145 based on the Findings and Special Conditions of Approval listed below.

FINDINGS

1. The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the sign serves to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Heavy Industrial area.
2. The project complies with the Zoning Ordinance in that it is well under the 35-foot maximum height of structures permitted in the Heavy Industrial District.
3. The project complies with the "S" Zone Combining District in that the monument sign is attractive and harmonious with the subject building and matches the recently approved modifications to the two other monument signs (M2 and M3) on the site, in terms of materials colors and height. No adverse visual impacts would result from the proposed project.
4. The proposed project is consistent with the City's Sign Ordinance in terms of number of monument signs, sign height, and sign area.
5. As conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.
6. The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

SPECIAL CONDITIONS

1. This Use Permit No. UA2004-24 and "S" Zone Approval Amendment No. SA2003-145 approval is for a new sign face to be attached to the existing base with an overall height of 6'11", as measured from the top of curb, as shown on the approved plans dated February 11, 2004. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)
2. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
3. If at the time of application for a certificate of occupancy there is a project job account balance due to the City for recovery of review fees, a certificate of occupancy shall not be issued until the balance is paid in full. (P)
4. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)

October 29, 2003

Project Scope:

Located on Gibraltar Drive is an existing monument sign (M1). The existing concrete base measuring 1'-2" will be retained, the rest of the sign will be removed.

The existing monument sign is 8'-0" long, 2' wide and 5'-10" above the grade and has LifeScan identity logos on both faces (see existing condition photo).

The new sign faces are to be fabricated from 1/8" aluminum sheets and the new sign boxes are to measure 48" x 96" x 24". The aluminum boxes are to be powder coated white. The new LifeScan logos are to be silk-screened on to the sign faces in red and blue ink. The sign will be mounted on the existing concrete base that is 1'-2" high and fluorescent uplights for both sign faces will be added.

LifeScan Business Campus address: 1000 Gibraltar Dr.
Milpitas, CA 95035

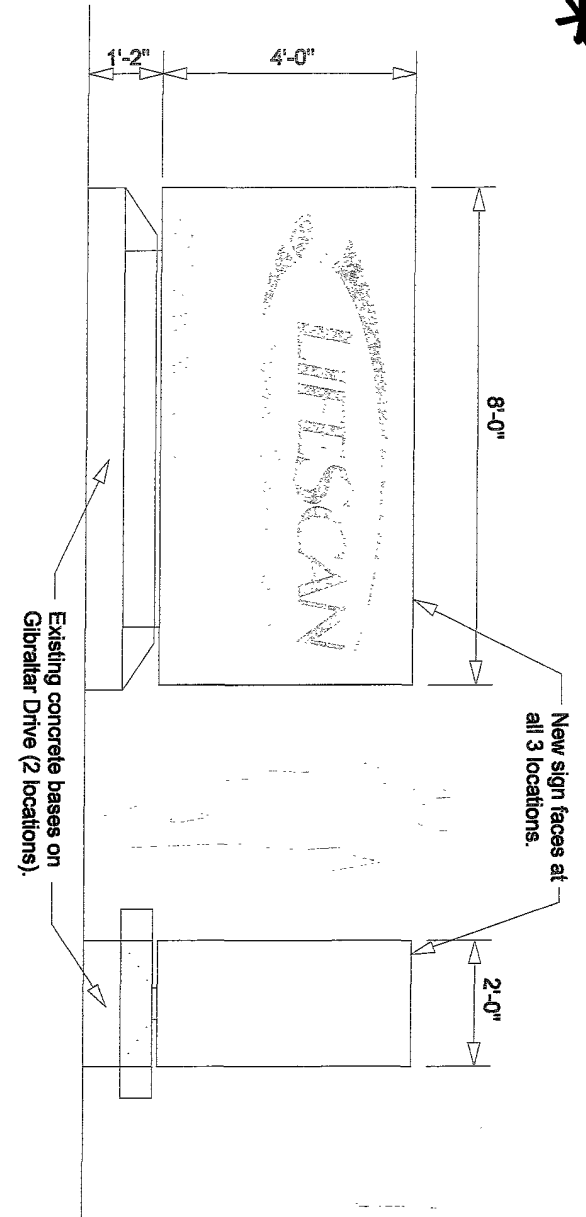
LifeScan Facilities Project Manager Paul Gillick 408 956-4921

RECEIVED

DEC 19 2003

CITY OF MILPITAS
PLANNING DIVISION

Monument Signs - M1
2/26/2003 (02007) Scale: 1/2" = 1'-0"



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7'-2"
Existing
Sign
to be
replaced.



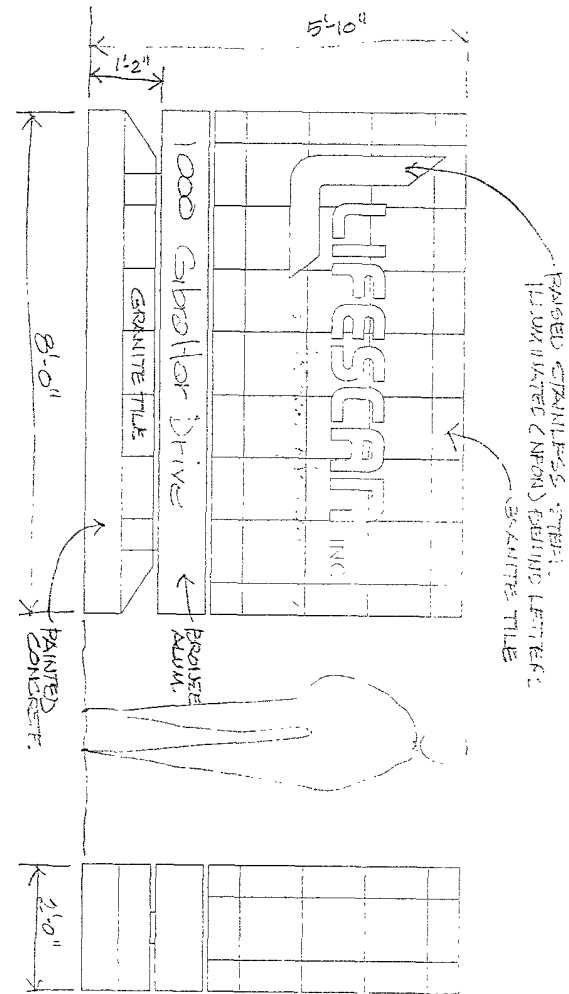
Existing west monument sign M1 (viewed from the south looking north)



Existing west monument sign M1 (viewed from the north looking south)

2 Existing Signs to be
modified

Scale: 1/2" = 1'-0"



Briggs Associates Architecture & Planning

713 Hibiscus Place, San Jose, California 95117-1844 (408) 984-1061 Voice & Fax

New Sign
6'-11"
↓
will be
above
curb



Existing west monument sign M1 (viewed from the south looking north)



Existing west monument sign M1 (viewed from the north looking south)

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